155.0	0003	0009.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 865,600 / 865,600
					USE VALUE: 865,600 / 865,600
					ASSESSED: 865,600 / 865,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TORREY ALEXIS WILLIAMS &
Owner 2:	TORREY PHILIP L
Owner 3:	
Street 1:	235 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHOW JUDITH Y -
Owner 2:	YUEN HOE TAK -
Street 1:	235 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,554 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Aluminum Exterior and 1954 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8554.000	415,600		450,000	865,600
Total Card	0.196	415,600		450,000	865,600
Total Parcel	0.196	415,600		450,000	865,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.03 | /Parcel: 443.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103104

GIS Ref

GIS Ref

Insp Date 02/10/18

!12151!

PREVIOUS ASSESSMENT

Parcel ID 155.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,600	0	8,554.	450,000	865,600	865,600	Year End Roll	12/18/2019
2019	101	FV	311,300	0	8,554.	450,000	761,300	761,300	Year End Roll	1/3/2019
2018	101	FV	314,700	0	8,554.	379,200	693,900	693,900	Year End Roll	12/20/2017
2017	101	FV	314,700	0	8,554.	347,100	661,800	661,800	Year End Roll	1/3/2017
2016	101	FV	222,500	0	8,554.	295,700	518,200	518,200	Year End	1/4/2016
2015	101	FV	209,700	0	8,554.	257,100	466,800	466,800	Year End Roll	12/11/2014
2014	101	FV	209,700	0	8,554.	237,800	447,500	447,500	Year End Roll	12/16/2013
2013	101	FV	209,700	0	8,554.	226,300	436,000	436,000		12/13/2012

PRINT

Date	Time
12/11/20	02:15:43

LAST REV

Date	Time
04/19/18	12:56:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12151

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHOW JUDITH Y,	67431-96		6/15/2016		710,000	No	No		
ST HILAIRE ROLA	48132-281		9/7/2006		456,000	No	No		
ST. HILAIRE ROL	26028-357		2/5/1996			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2016	533	Redo Kit	20,000					remod kitch and ba
7/11/2008	769	Re-Roof	11,450					
10/26/1992	544							DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
10/15/2008	Meas/Inspect	189	PATRIOT
1/17/2007	MLS	MM	Mary M
11/24/1999	Meas/Inspect	270	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8554		Sq. Ft.	Site		0	70.	0.75	7			Topo	-5					449,953						450,000	

Total AC/HA:	0.19637	Total SF/SM:	8554	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	449,953	Spl Credit		Total:	450,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27005434
Const Adj.:	1.01989794
Adj $ / SQ:	168.392
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465911
Depreciation:	50318
Depreciated Total:	415593

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

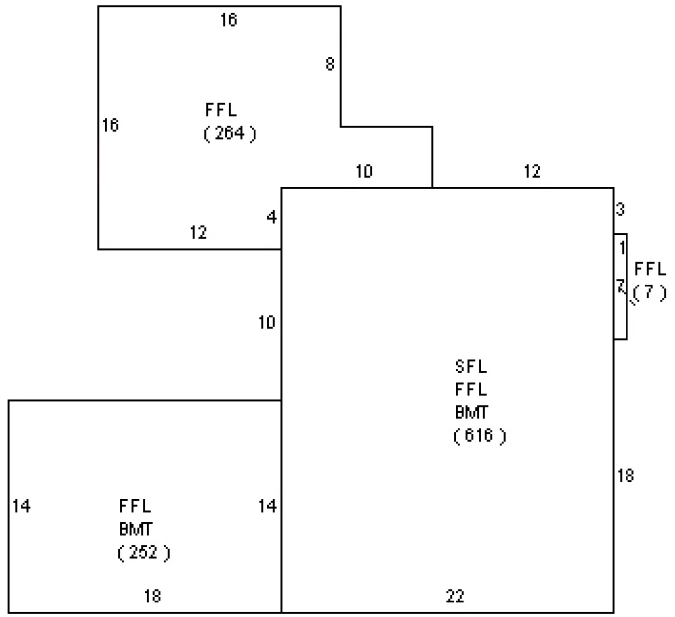
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.23
Special Features:	0	Val/Su Net:	162.28
Final Total:	415600	Val/Su SzAd	245.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,139	168.390	191,799
BMT	Basement	868	60.370	52,400
SFL	Second Floor	554	168.390	93,357

Net Sketched Area:	2,561		Total:	337,556	
Size Ad	1693.3999	Gross Are	2623	FinArea	1954

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	8X10	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

155.0-0003-0009.A

IMAGE

AssessPro Patriot Properties, Inc